

ANNUAL REPORT

Of

Company Name: LAKE PLEASANT WATER COMPANY

Mailing Address: 2390 E CAMELBACK RD STE 310
PHOENIX, AZ 85016

Docket No.: W-02452A
For the Year Ended: 12/31/17

RECEIVED
APR 16 2018
ARIZONA CORP COMMISSION
UTILITIES DIVISION - DIRECTOR'S OFFICE

WATER UTILITY

To

Arizona Corporation Commission

Due on April 15th

Email: rdelafuente@azcc.gov, mail or deliver the completed Annual Report to:

Arizona Corporation Commission
Compliance Section - Utilities Division
1200 West Washington Street
Phoenix, Arizona 85007

Application Type: Original Filing
Application Date: 4/15/2018

4-17-18

ARIZONA CORPORATION COMMISSION
WATER UTILITY ANNUAL REPORT
LAKE PLEASANT WATER COMPANY

A Class ☒ Utility

1. For the Calendar Year Ended: 12/31/17

2. Address: 2390 E CAMELBACK RD STE 310
City: PHOENIX State: AZ Zip Code: 85016

3. Telephone Number: 602-957-8181

4. Date of Original Organization of Utility: 03/23/1987

5. Person to whom correspondence should be addressed concerning this report:

Name: CHARLES CIVER
Telephone No. : 480-451-6961
Address: 42265 N. OLD MINE ROAD
City: CAVE CREEK State: AZ Zip Code: 85331
Email: cwciver14@gmail.com

6. On-Site Manager:

Name: N/A
Telephone No. :
Address:
City: State: Zip Code:
Email:

7. Ownership: C CORPORATION

8. Counties Served: MARICOPA

LAKE PLEASANT WATER COMPANY
Annual Report
Utility Plant in Service (Water) 12/31/17

Utility Plant in Service (Water)							
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Accumulated Depreciation	OCLD (OC less AD)
301	Organization	0	0	0	\$0	0	\$0
302	Franchises	0	0	0	0	0	0
303	Land and Land Rights	0	0	0	0	0	0
304	Structures and Improvements	0	0	0	0	0	0
305	Collecting & Improving Reservoirs	0	0	0	0	0	0
306	Lake, River, Canal Intakes	0	0	0	0	0	0
307	Wells and Springs	0	0	0	0	0	0
308	Infiltration Galleries	0	0	0	0	0	0
309	Supply Mains	0	0	0	0	0	0
310	Power Generation Equipment	0	0	0	0	0	0
311	Pumping Equipment	0	0	0	0	0	0
320	Water Treatment Equipment	0	0	0	0	0	0
320.1	Water Treatment Plants	0	0	0	0	0	0
320.2	Solution Chemical Feeders	0	0	0	0	0	0
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0
330	Distribution Reservoirs and Standpipes	0	0	0	0	0	0
330.1	Storage Tanks	0	0	0	0	0	0
330.2	Pressure Tanks	0	0	0	0	0	0
331	Transmission and Distribution Mains	0	0	0	0	0	0
333	Services	0	0	0	0	0	0
334	Meters and Meter Installations	0	0	0	0	0	0
335	Hydrants	0	0	0	0	0	0
336	Backflow Prevention Devices	0	0	0	0	0	0
339	Other Plant and Misc. Equipment	0	0	0	0	0	0
340	Office Furniture and Equipment	0	0	0	0	0	0
340.1	Computer & Software	0	0	0	0	0	0
341	Transportation Equipment	0	0	0	0	0	0
342	Stores Equipment	0	0	0	0	0	0
343	Tools, Shop and Garage Equipment	0	0	0	0	0	0
344	Laboratory Equipment	0	0	0	0	0	0
345	Power Operated Equipment	0	0	0	0	0	0
346	Communication Equipment	0	0	0	0	0	0
347	Miscellaneous Equipment	0	0	0	0	0	0
348	Other Chargeable Plant INTANGIBLE ASSET	113,775	0	0	113,775	0	0
	Totals	113,775	\$0	\$0	113,775	\$0	\$0

Instructions: Fill out the Grey Cells with the relevent information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

LAKE PLEASANT WATER COMPANY
Annual Report
Depreciation Expense for the Current Year (Water)
12/31/17

Depreciation Expense for the Current Year (Water)								
Account No.	Description	Beginning Year Original Cost	Current Year Additions	Current Year Retirements	Adjusted Original Cost	Fully Depreciated/Non- depreciable Plant	Depreciation Percentages	Depreciation Expense
301	Organization	\$0	\$0	\$0	\$0	0	0	\$0
302	Franchises	0	0	0	0	0	0	0
303	Land and Land Rights	0	0	0	0	0	0	0
304	Structures and Improvements	0	0	0	0	0	0	0
305	Collecting & Improving Reservoirs	0	0	0	0	0	0	0
306	Lake, River, Canal Intakes	0	0	0	0	0	0	0
307	Wells and Springs	0	0	0	0	0	0	0
308	Infiltration Galleries	0	0	0	0	0	0	0
309	Supply Mains	0	0	0	0	0	0	0
310	Power Generation Equipment	0	0	0	0	0	0	0
311	Pumping Equipment	0	0	0	0	0	0	0
320	Water Treatment Equipment	0	0	0	0	0	0	0
320.1	Water Treatment Plants	0	0	0	0	0	0	0
320.2	Solution Chemical Feeders	0	0	0	0	0	0	0
320.3	Point-of-Use Treatment Devices	0	0	0	0	0	0	0
330	Distribution Reservoirs and Standpipes	0	0	0	0	0	0	0
330.1	Storage Tanks	0	0	0	0	0	0	0
330.2	Pressure Tanks	0	0	0	0	0	0	0
331	Transmission and Distribution Mains	0	0	0	0	0	0	0
333	Services	0	0	0	0	0	0	0
334	Meters and Meter Installations	0	0	0	0	0	0	0
335	Hydrants	0	0	0	0	0	0	0
336	Backflow Prevention Devices	0	0	0	0	0	0	0
339	Other Plant and Misc. Equipment	0	0	0	0	0	0	0
340	Office Furniture and Equipment	0	0	0	0	0	0	0
340.1	Computer & Software	0	0	0	0	0	0	0
341	Transportation Equipment	0	0	0	0	0	0	0
342	Stores Equipment	0	0	0	0	0	0	0
343	Tools, Shop and Garage Equipment	0	0	0	0	0	0	0
344	Laboratory Equipment	0	0	0	0	0	0	0
345	Power Operated Equipment	0	0	0	0	0	0	0
346	Communication Equipment	0	0	0	0	0	0	0
347	Miscellaneous Equipment	0	0	0	0	0	0	0
348	NON-DEPRECIABLE INTANGIBLE ASSET	113,775	0	0	0	0	0	0
	Subtotal	113,775	\$0	\$0	\$0	\$0		\$0

Contribution(s) in Aid of Construction (Gross)
Less: Non Amortizable Contribution(s)
Fully Amortized Contribution(s)
Amortizable Contribution(s)
Times: Proposed Amortization Rate
Amortization of CIAC

0

0

0

\$0

Less: Amortization of CIAC 0

DEPRECIATION EXPENSE 0

Instructions: Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

LAKE PLEASANT WATER COMPANY
Annual Report Balance Sheet Assets
12/31/17

Balance Sheet Assets				
	Assets		Balance at Beginning of Year (2017)	Balance at End of Year (2017)
Account No.	Current and Accrued Assets			
131	Cash		0	0
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141	Customer Accounts Receivable		0	0
146	Notes Receivable from Associated Companies		0	0
151	Plant Material and Supplies		0	0
162	Prepayments		0	0
174	Miscellaneous Current and Accrued Assets		113,775	113,775
	Total Current and Accrued Assets		\$0	\$0
Account No.	Fixed Assets			
101	Utility Plant in Service*		\$0	\$0
103	Property Held for Future Use		0	0
105	Construction Work in Progress		0	0
108	Accumulated Depreciation (enter as negative)*		0	0
121	Non-Utility Property		0	0
122	Accumulated Depreciation - Non Utility		0	0
	Total Fixed Assets		\$0	\$0
	Total Assets		113,775 \$0	113,775 \$0

Instructions: Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

*Note these items feed automatically from AR3 UPIS Page 3

LAKE PLEASANT WATER COMPANY
Annual Report
Balance Sheet Liabilities and Owners Equity

Balance Sheet Liabilities and Owners Equity				
	Liabilities		Balance at Beginning of Year (2017)	Balance at End of Year (2017)
Account No.	Current Liabilities			
231	Accounts Payable		0	0
232	Notes Payable (Current Portion)		0	0
234	Notes Payable to Associated Companies		13,775	13,775
235	Customer Deposits		0	0
236	Accrued Taxes		0	0
237	Accrued Interest		0	0
242	Miscellaneous Current and Accrued Liabilities		0	0
	Total Current Liabilities		13,775 \$0	13,775 \$0
	Long Term Debt			
224	Long Term Debt (Notes and Bonds)		0	0
	Deferred Credits			
251	Unamortized Premium on Debt		0	0
252	Advances in Aid of Construction		0	0
255	Accumulated Deferred Investment Tax Credits		0	0
271	Contributions in Aid of Construction		0	0
272	Less: Amortization of Contributions		0	0
281	Accumulated Deferred Income Tax		0	0
	Total Deferred Credits		13,775 \$0	13,775 \$0
	Total Liabilities		\$0	\$0
	Capital Accounts			
201	Common Stock Issued		100,000	100,000
211	Other Paid-In Capital		0	0
215	Retained Earnings		0	0
218	Proprietary Capital (Sole Props and Partnerships)		0	0
	Total Capital		100,000 \$0	100,000 \$0
	Total Liabilities and Capital		113,775 \$0	113,775 \$0

Instructions: Fill out the Grey Cells with the relevent information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

Note: Total liabilities and Capital must match total assets for the beginning and end of the year!

LAKE PLEASANT WATER COMPANY
Annual Report
Water Comparative Income Statement
12/31/17

Water Comparative Income Statement			
Account No.	Calendar Year	Current Year 01/01/2017 - 12/31/2017	Last Year 01/01/2016 - 12/31/2016
	Operating Revenue		
461	Metered Water Revenue	0	0
460	Unmetered Water Revenue	0	0
462	Fire Protection Revenue	0	0
469	Guaranteed Revenues (Surcharges)	0	0
471	Miscellaneous Service Revenues	0	0
474	Other Water Revenue	0	0
	Total Revenues	\$0	\$0
	Operating Expenses		
601	Salaries and Wages	0	0
604	Employee Pensions and Benefits	0	0
610	Purchased Water	0	0
615	Purchased Power	0	0
618	Chemicals	0	0
620	Materials and Supplies	0	0
620.1	Repairs and Maintenance	0	0
620.2	Office Supplies and Expense	0	0
630	Contractual Services	0	0
631	Contractual Services - Engineering	0	0
632	Contractual Services - Accounting	0	0
633	Contractual Services - Legal	0	0
634	Contractual Services - Management Fees	0	0
635	Contractual Services - Water Testing	0	0
636	Contractual Services - Other	0	0
640	Rents	0	0
641	Rental of Building/Real Property	0	0
642	Rental of Equipment	0	0
650	Transportation Expenses	0	0
657	Insurance - General Liability	0	0
657.1	Insurance - Health and Life	0	0
665	Regulatory Commission Expense - Rate	0	0
670	Bad Debt Expense	0	0
675	Miscellaneous Expense	0	0
403	Depreciation Expense (From Schedule AR4)		0
408	Taxes Other Than Income	0	0
408.11	Property Taxes	0	0
409	Income Taxes	0	0
427.1	Customer Security Deposit Interest	0	0
	Total Operating Expenses	\$0	\$0
	Operating Income / (Loss)	\$0	\$0
	Other Income / (Expense)		
419	Interest and Dividend Income	0	0
421	Non-Utility Income	0	0
426	Miscellaneous Non-Utility (Expense)	0	0
427	Interest (Expense)	0	0
	Total Other Income / (Expense)	\$0	\$0
	Net Income / (Loss)	\$0	\$0

Instructions: Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

LAKE PLEASANT WATER COMPANY
Annual Report
Supplemental Financial Data (Long-Term Debt)
12/31/17

Supplemental Financial Data (Long-Term Debt) N/A				
	Loan #1	Loan #2	Loan #3	Loan #4
Date Issued	0			
Source of Loan	0			
ACC Decision No.	0			
Reason for Loan	0			
Dollar Amt. Issued	0			
Amount Outstanding	0			
Date of Maturity	0			
Interest Rate	0			
Current Year Interest	0			
Current Year Principal	0			

Meter Deposit Balance at Test Year End:	0
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Meter Deposits Refunded During the Test Year:	0
---	---

List all bonds, notes, loans, and other types of indebtedness in which the proceeds were used in the provision of public utility service. Indebtedness incurred for personal uses by the owner of the utility should not be listed. Input 0 or none if there is nothing to report for that cell.

LAKE PLEASANT WATER COMPANY
Annual Report
Water Utility Plant Description
12/31/17

Water Utility Plant Description	
Name of the System:	LAKE PLEASANT WATER COMPANY
ADEQ Public Water System Number:	015624

WELLS							
ADWR ID No *	Pump Horsepower	Pump Yield (gpm)	Casing Depth (feet)	Casing Diameter (inches)	Pump Motor Type **	Meter Size (inches)	Arsenic Level (mg/l)
55-507619	50	400	300	8		N/A	1984
55-507618	OBSERVATION WELL						1984
55-508840	OBSERVATION WELL						1984
55-508939	OBSERVATION WELL						1984
55-509089	OBSERVATION WELL						1984

OTHER WATER SOURCES N/A		
Name or Description	Capacity (gpm)	Gallons Purchased or Obtained (in thousands)

BOOSTER PUMPS N/A		
Horsepower	GPM	Quantity

STORAGE TANKS N/A		
Capacity	Material	Quantity

FIRE HYDRANTS	
Type	Quantity
Standard ***	
Other	

N/A

PRESSURE/BLADDER TANKS N/A	
Capacity	Quantity

Instructions: Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report. Copy and paste this sheet as many times as is necessary.

* Arizona Department of Water Resources ("ADWR") well identification number. For example 55-XXXXXX.
** Pump motor type, turbine or submersible.

*** A standard fire hydrant has two 2.5 inch hose connection nozzles with 7.5 threads per inch, and one 4.5 inch pumper connection nozzle with 4 threads per inch.

LAKE PLEASANT WATER COMPANY
Annual Report
Water Utility Plant Description (Continued)
12/31/17

[illegible]

For the following three items, list the utility owned assets in each category for each system.

TREATMENT EQUIPMENT:	N/A
STRUCTURES:	N/A
OTHER:	N/A

Instructions: Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report. Copy and paste this sheet as many times as is necessary.

LAKE PLEASANT WATER COMPANY

Annual Report

Water Use Data Sheet

12/31/17

Water Use Data Sheet							
Name of the System:		0 LAKE PLEASANT WATER COMPANY					
ADEQ Public Water System Number:		0					
Month	Number of Customers	Gallons Sold (thousands) ¹	Gallons Pumped (thousands) ²	Gallons Purchased (thousands) ³	Estimated Gallons Authorized Use (thousands) ⁴	Purchased Power Expense ⁵	Purchased Power (kWh) ⁶
January	0						
February	0						
March	0						
April	0						
May	0						
June	0						
July	0						
August	0						
September	0						
October	0						
November	0						
December	0						
Totals		0	0	0	0	\$0	0

If the system has fire hydrants, what is the fire flow requirements?

N/A GPM for hrs.

Does the system have chlorination treatment?

N/A

Is the Water Utility located in an ADWR Active Management Area (AMA)?

YES

If yes, which AMA?

PHOENIX

Does the Company have an ADWR Gallons Per Capita Per Day (GPCPD) requirement?

NO

If yes, provide the GPCPD amount:

If applicable, in the space below please provide a description for all un-metered water use along with amounts:

Instructions: Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

- | |
|---|
| 1 Gallons sold - Total gallons from customer meters, and other sold gallons such as Construction water. |
| 2 Gallons pumped - Total gallons from pumped sources. |
| 3 Gallons purchased - Total gallons purchased from other sources. |
| 4 Estimated gallons authorized use - Total estimated gallons from authorized metered or unmetered use. Authorized use such as flushing (mains, services and hydrants) draining/cleaning tanks, process, construction, fire fighting, etc. |
| 5 Enter the total purchased power costs for the power meters associated with this system. |
| 6 Enter the total purchased kWh used by the power meters associated with this system. |

LAKE PLEASANT WATER COMPANY

Annual Report

Utility Shutoffs / Disconnects

12/31/17

ADEQ System No. :	N/A	0
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Utility Shutoffs / Disconnects			
Month	Termination without Notice R14-2-410.B	Termination with Notice R14-2-410.C	Other
January			
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
Total	0	0	0

Other (description):

Instructions: Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

12/31/17

Amount of actual property taxes paid during Calendar Year 2017 was

0

If no property taxes paid, explain why.

Instructions: Fill out the Grey Cells with the relevant information. Input 0 or none if there is nothing recorded in that account or there is no applicable information to report.

LAKE PLEASANT WATER COMPANY
Annual Report
Verification and Sworn Statement (Taxes)
12/31/17

Verification and Sworn Statement (Taxes)

RECEIVED

APR 16 2018

ARIZONA CORP COMMISSION
UTILITIES DIVISION - DIRECTOR'S OFFICE

Verification: State of ARIZONA I, the undersigned of the
(state name)

County of (county name):

MARICOPA

Name (owner or official) title:

DONALD R LEO, PRESIDENT

Company name:

LAKE PLEASANT WATER COMPANY

DO SAY THAT THIS ANNUAL UTILITY PROPERTY TAX AND SALES TAX REPORT TO THE ARIZONA CORPORATION COMMISSION.

FOR THE YEAR ENDING: 12/31/17

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Sworn Statement: I HEREBY ATTEST THAT ALL PROPERTY TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

I HEREBY ATTEST THAT ALL SALES TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

Donald R Leo, President
signature of owner/official

602-957-8181

telephone no.

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC
IN AND FOR THE COUNTY

THIS

16th

DAY OF

MARICOPA

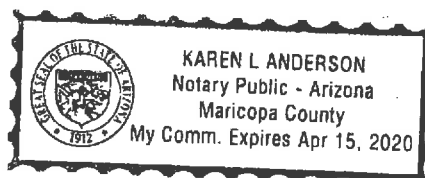
(county name)

APRIL 2018

(month) and (year)

MY COMMISSION EXPIRES

4/15/20
(date)



Karen L Anderson
(signature of notary public)

Verification and Sworn Statement

Verification:

State of ARIZONA I, the undersigned of the
(state name)

County of (county name):

MARICOPA

Name (owner or official) title:

DONALD R LEO, PRESIDENT

Company name:

LAKE PLEASANT WATER COMPANY

RECEIVED
APR 16 2018
ARIZONA CORP COMMISSION
UTILITIES DIVISION - DIRECTOR'S OFFICE

DO SAY THAT THIS ANNUAL UTILITY PROPERTY TAX AND SALES TAX REPORT TO THE ARIZONA CORPORATION COMMISSION.

FOR THE YEAR ENDING: 12/31/17

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Sworn Statement: IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING THE CALENDAR YEAR WAS:

Arizona Intrastate Gross Operating Revenues Only (\$)

\$0

(The amount in the box above includes

\$0

in sales taxes
billed or collected)

Donald R. Leo, President
signature of owner/official

602-957-8181

telephone no.

SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC
IN AND FOR THE COUNTY

THIS

16th

DAY OF

MARICOPA

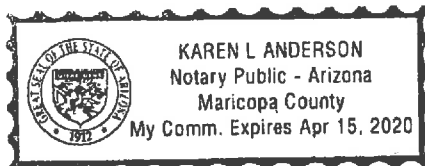
(county name)

APRIL 2018

(month) and (year)

MY COMMISSION EXPIRES

4/15/20
(date)



Karen L. Anderson
(signature of notary public)

RECEIVED

APR 16 2018

ARIZONA CORP COMMISSION
UTILITIES DIVISION - DIRECTOR'S OFFICE

Verification and Sworn Statement (Residential Revenue)	
Verification:	
State of	ARIZONA I, the undersigned of the (state name)
County of (county name):	MARICOPA
Name (owner or official) title:	DONALD R. LEO, PRESIDENT
Company name:	LAKE PLEASANT WATER COMPANY

DO SAY THAT THIS ANNUAL UTILITY PROPERTY TAX AND SALES TAX REPORT TO THE ARIZONA CORPORATION COMMISSION.

FOR THE YEAR ENDING: 12/31/17

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Sworn Statement: IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING THE CALENDAR YEAR WAS:

Arizona Intrastate Gross Operating Revenues Only (\$)

\$0

(The amount in the box above includes

\$0 in sales taxes
billed or collected)


signature of owner/official

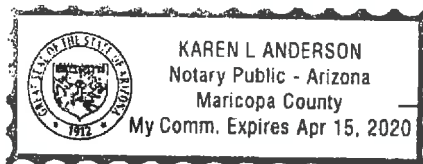
602-957-8181
telephone no.


SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC
IN AND FOR THE COUNTY

MARICOPA
(county name)

THIS 16th DAY OF APRIL 2018
(month) and (year)

MY COMMISSION EXPIRES 4/15/20
(date)




(signature of notary public)